093.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,600 / 719,600
					USE VALUE:	719,600 / 719,600
					ASSESSED:	719,600 / 719,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COAN NANCY
Owner 2:	NEMET ROMAN
Owner 3:	
Street 1:	87 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WERLE JILLIAN L -
Owner 2:	TORRES RYAN V -
Street 1:	87 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,760 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5760.000	304,600		415,000	719,600
Total Card	0.132	304,600		415,000	719,600
Total Parcel	0.132	304,600		415,000	719,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.93 | /Parcel: 440.9

Legal Description

User Acct 60999

GIS Ref

GIS Ref

Insp Date 08/20/18

Entered Lot Size

Total Land:

Land Unit Type:

!7673!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,500	0	5,760.	415,000	719,500	719,500	Year End Roll	12/18/2019
2019	101	FV	241,200	0	5,760.	420,900	662,100	662,100	Year End Roll	1/3/2019
2018	101	FV	239,900	0	5,760.	314,200	554,100	554,100	Year End Roll	12/20/2017
2017	101	FV	239,900	0	5,760.	284,500	524,400	524,400	Year End Roll	1/3/2017
2016	101	FV	239,900	0	5,760.	272,700	512,600	512,600	Year End	1/4/2016
2015	101	FV	234,100	0	5,760.	231,200	465,300	465,300	Year End Roll	12/11/2014
2014	101	FV	234,100	0	5,760.	219,300	453,400	453,400	Year End Roll	12/16/2013
2013	101	FV	234,100	0	5,760.	208,700	442,800	442,800		12/13/2012

PRINT

Date	Time
12/10/20	22:17:19

LAST REV

Date	Time
09/24/18	09:21:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7673

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WERLE JILLIAN L	51034-466		4/15/2008		455,000	No	No		
KLEINMAN KENNET	45879-184		7/22/2005		455,000	No	No		
AHERN HELEN P	30345-567		6/25/1999		254,000	No	No		
	11603-254		11/18/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2013	1115	Manual	6,780	C				
12/16/2010	2415	Add Bath	44,600					HBTH/INT RENO
10/12/1994	539	Manual	13,670					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS&NOTICE	BS	Barbara S
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
1/8/2009	Meas/Inspect	189	PATRIOT
11/5/2005	MLS	MM	Mary M
1/28/2000	Meas/Inspect	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60999
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5760		Sq. Ft.	Site		0	70.	1.03	5									414,961						415,000	

Total AC/HA: 0.13223 | Total SF/SM: 5760 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 414,961 | Spl Credit | Total: 415,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29338229
Const Adj.:	1.00969899
Adj $ / SQ:	163.241
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413820
Depreciation:	109248
Depreciated Total:	304572

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

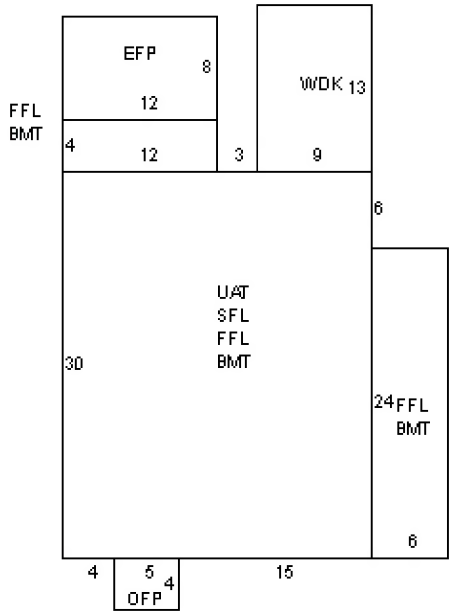
No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.24
Special Features:	0	Val/Su Net:	103.01
Final Total:	304600	Val/Su SzAd	186.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	48.970	44,663
FFL	First Floor	912	163.240	148,876
SFL	Second Floor	720	163.240	117,533
UAT	Upper Attic	180	65.300	11,753
WDK	Deck	117	14.690	1,719
EFP	Enclos Porch	96	56.120	5,388
OFP	Open Porch	20	44.430	889
	Net Sketched Area:	2,957	Total:	330,821
Size Ad	1632	Gross Are	3497	FinArea 1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	